



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 4 Maplin Drive, Huddersfield, HD3 3GT

**Guide Price £145,000**

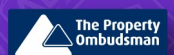
**\*UNDER OFFER\*** The property is offered "For Sale" by ADM Residential and set within a cul de sac position in the popular location of Salendine Nook. This three bedroom town house is a perfect purchase for first time buyers or investors, having a modern finish and convenient location for easy access to an array of amenities, the M62 motorway network, local schooling and useful transport links to neighbouring villages. The property boasts gas central heated with a new boiler and double glazing with a contemporary finish, it also benefits from being recently rewired. Comprises of an entrance door leading to a hallway, well presented lounge which opens onto this modern kitchen/dining room. To the first floor landing there are three bedrooms and a modern bathroom. Externally the property offers gardens to the front and rear with a single garage set within a row adjacent to the property, which provides off road parking. Internal viewings are highly recommended however we offer a virtual viewing. **\*CONTACT THE AGENT TO**

**ARRANGE NOW\***

**\*NO CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### Entrance Door

Entrance Upvc door leads to:

### Hallway

Hallway with staircase rising to first floor landing, wall mounted gas central heated radiator and finished with laminate flooring. Door leads to:

### Lounge Area 15'1" x 11'6" (4.60 x 3.51)



Well appointed lounge with double glazed featured window to the front elevation providing an abundance of natural light. Featuring modern fire surround with matching back and hearth, telephone and television points, coved ceiling and gas central heated radiator. Finished with laminate flooring and a useful under stairs storage cupboard:

### Kitchen Dining 14'1" x 8'1" (4.29 x 2.46)



A modern fitted kitchen with Upvc window overlooking the rear aspect, comprising of a matching range of base and wall mounted units in High Gloss White, contrasting laminate working surfaces with stainless steel sink unit with drainer and mixer tap and laminate splashbacks. Integral electric oven and electric hob with matching extractor hood over. Plumbing for a washing machine, space for fridge freezer and finished with laminate flooring and gas central heated radiator. Door leading to:

### First Floor Landing



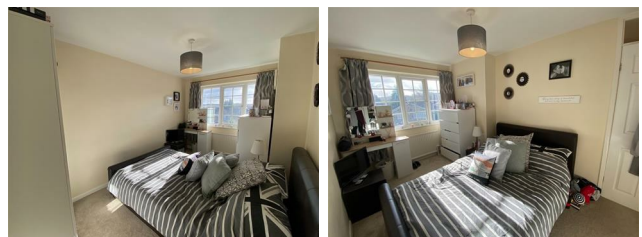
To the first floor landing, doors leading to:

### House Bathroom



Fully tiled house bathroom with Upvc opaque window to the rear aspect featuring a three piece suite in white, incorporating a panelled bath with electric shower over, hand wash pedestal and a low level flush w/c. Finished with wall mounted chrome heated towel rail and vinyl effect flooring:

### Bedroom One 13'0" x 8'1" (3.96 x 2.46)



The main double bedroom with Upvc window to the front aspect, finished with wall mounted gas central heated radiator:

### Bedroom Two 13'0" x 8'7" (3.96 x 2.62)



A second double bedroom with Upvc window to the rear aspect, finished with wall mounted gas central heated radiator:

### Bedroom Three 8'1" x 6'10" (2.46 x 2.08)



A third bedroom with Upvc to the front aspect and wall mounted gas central heated radiator:

### Externally



Externally having well maintained gardens to front elevation with mature hedging, steps leading to front door. To the rear is a small flagged area with raised levels and fenced boundaries. Ideal outside space for enjoying the summer months:

### Further Info:

Please note this property will be vacant possession:

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

### Tenure

This property is Leasehold - 999 year lease - £17.50 ground rent per annum.

### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles) Conveniently located for east access to the M62 and approximately 1 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### Council Tax Bands

The council Tax Banding is "B "

Please check the monthly amount on the Kirklee Council Tax Website .

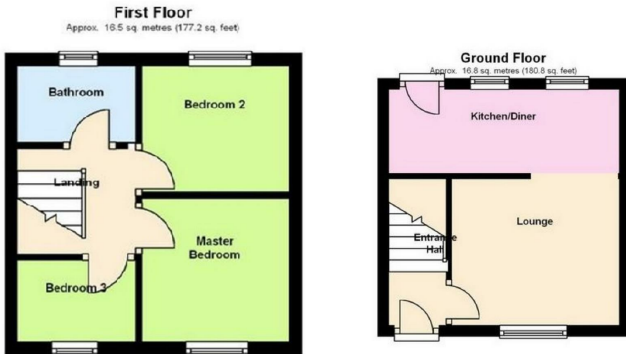
### DISCLAIMER

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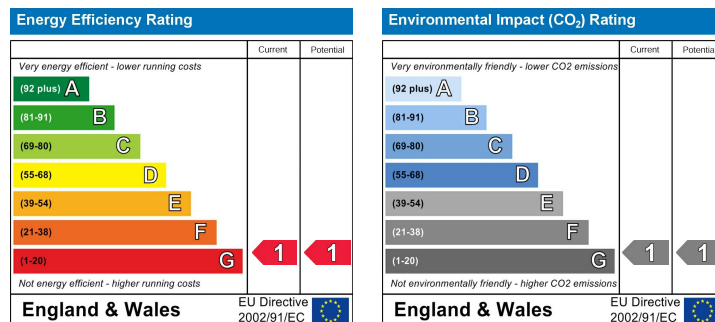
### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Floor Plan



## Energy Efficiency Graph



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